



NOTICE OF APPLICATION

A Master Application has been filed and accepted with the Department of Community & Economic Development (CED) – Planning Division of the City of Renton. The following briefly describes the application and the necessary Public Approvals.

DATE OF NOTICE OF APPLICATION: October 1, 2014

PROJECT NAME/NUMBER: Sunridge Townhomes / LUA14-001332, SA-A, VAR

PROJECT DESCRIPTION: The applicant is requesting Administrative Site Plan Review and an Administrative Variance for the construction of two 3-story multi-family structures containing a total of nine (9) townhome units. The site is located at 12228 SE Petrovitsky Rd on the north side of the road. The existing parcel is 19,889 square feet (sf) and is zoned Residential Multi-Family (RM-F). The proposed buildings would include 6,263 square feet of impervious area and a residential density of 23.6 dwelling units per net acre. The two buildings have a combined area of 18,752 square feet. Access to the site would be gained from SE Petrovitsky Rd via a single driveway from an existing access and utility easement to the west. The applicant is proposing a total of 13 onsite parking stalls and a rear yard setback reduction of three (3) feet. There are five (5) significant trees on site and the applicant is not proposing to retain any of the existing trees. There are no critical areas located onsite. A Geotechnical Study was conducted by GEO Group Northwest, Inc in April 2009. A Small Site Technical Information Report by Anstey Engineering in February 2014 indicates that the site will add less than 0.5cfs of storm water runoff during a 100 year storm (0.38cfs), so storm water detention is not required. The property will have 3,591 sf of new pollution generating surface, so water quality treatment for the asphalt area is proposed through a bio-swale.

PROJECT LOCATION: 12228 SE Petrovitsky Rd

PERMITS/REVIEW REQUESTED: Administrative Site Plan / Administrative Variance

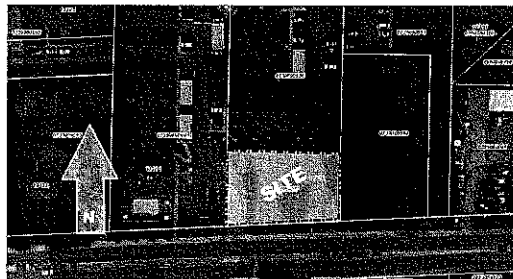
APPLICANT/PROJECT CONTACT PERSON: Imad Bahbah / IHB Architects, 21620 84th Ave S., Kent, WA 98032 / 253-468-7696 / imad@ihbarchitects.com

Comments on the above application must be submitted in writing to Clark H. Close, Associate Planner, Department of Community & Economic Development, 1055 South Grady Way, Renton, WA 98057, by 5:00 p.m. on October 15, 2014. If you have questions about this proposal, or wish to be made a party of record and receive additional notification by mail, contact the Project Manager at (425) 430-7289. Anyone who submits written comments will automatically become a party of record and will be notified of any decision on this project.

PLEASE INCLUDE THE PROJECT NUMBER WHEN CALLING FOR PROPER FILE IDENTIFICATION

DATE OF APPLICATION: SEPTEMBER 25, 2014

NOTICE OF COMPLETE APPLICATION: OCTOBER 1, 2014



If you would like to be a party of record to receive further information on this proposed project, complete this form and return to: City of Renton, CED, Planning Division, 1055 South Grady Way, Renton, WA 98057.

File Name / No.: Sunridge Townhomes / LUA14-001332, SA-A, VAR

NAME: _____

MAILING ADDRESS: _____ CITY/STATE/ZIP: _____

TELEPHONE NO.: _____